

SHERIFF SALE

Tuesday, May 24, 2016

MAHONING COUNTY COURTHOUSE, COMMISSIONERS' HEARING ROOM
NO SMOKING, EATING OR DRINKING AND PLEASE TURN OFF ALL CELL PHONES.

ALL PARTIES INTENDING TO BID MUST READ THIS BULLETIN.

****NEW PROCEDURES ARE INCLUDED.****

THESE RULES HAVE BEEN IN EFFECT AS OF THE SEPTEMBER 30, 2008 SALE.

PLEASE READ THIS BULLETIN CAREFULLY PRIOR TO EACH SALE,
AS THE SHERIFF'S OFFICE RESERVES THE RIGHT TO MODIFY THESE PROCEDURES AS NECESSARY
TO ENSURE OUR COMPLIANCE WITH THE REQUIREMENTS OF HOUSE BILL 138

*******TERMS*******

PLAINTIFF: THIS TERM REFERS TO PROFESSIONALS WHO ATTEND THE SALE AND BID ON BEHALF OF THE BANK OR MORTGAGE COMPANY THAT HOLDS THE LOAN ON THE PROPERTY. PLAINTIFFS FREQUENTLY BID ON SEVERAL PROPERTIES DURING A SALE.

THIRD PARTY: THIS TERM REFERS TO ANY PURCHASER WHO IS **NOT** AFFILIATED WITH THE BANK OR MORTGAGE COMPANY.

REQUIREMENTS VARY SLIGHTLY FOR PLAINTIFFS AND THIRD PARTIES, SO THEY ARE OUTLINED IN THIS BULLETIN SEPARATELY. PLEASE READ BOTH THE GENERAL INFORMATION SECTION AND THE SECTION THAT PERTAINS TO YOU THOROUGHLY.

RECALLED: THIS TERM REFERS TO THE PROPERTY BEING WITHDRAWN FROM THE SALE

GENERAL INFORMATION

ALL BIDS WILL BE IN INCREMENTS OF AT LEAST ONE HUNDRED DOLLARS (\$100). THOSE BIDDING ARE REQUIRED TO CALL OUT THEIR BID IN A LOUD VOICE SO THE AUCTIONEER AND ALL THOSE IN THE ROOM CAN HEAR THE BID. IF THE AUCTIONEER CANNOT HEAR THE BID, IT WILL NOT BE RECOGNIZED. HAND BIDS OR HAND SIGNALS ARE NOT PERMITTED.

*****THE AUCTIONEER WILL NOW PAUSE AT THE CONCLUSION OF EACH INDIVIDUAL SALE DURING THE SHERIFF'S SALE FOR COURT SERVICES STAFF TO ACCEPT THE DEPOSIT AND ACCOMPANYING DOCUMENTS. IF THE SUCCESSFUL BIDDER DOES NOT HAVE A DEPOSIT CHECK FOR THE CORRECT AMOUNT REQUIRED, THEIR BID WILL BE THROWN OUT AND BIDDING WILL BE REOPENED. PROCEDURES WILL BE EXPLAINED IN MORE DETAIL IN THIS BULLETIN IN THE SECTIONS DIRECTED TOWARD THIRD PARTY PURCHASERS AND PLAINTIFFS, RESPECTIVELY. *****

DEPOSITS ARE NOW REQUIRED FROM BOTH PLAINTIFFS AND THIRD PARTY PURCHASERS AT THE TIME OF THE SALE. THE DEPOSIT FOR THIRD PARTY PURCHASERS IS 10% OF THE APPRAISED VALUE. THE DEPOSIT REQUIREMENT FOR **PLAINTIFFS** IS 10% OF THE APPRAISED VALUE, WITH A \$3,000.00 CAP. **FOR TAX LIEN AND TREASURER'S SALES, THE DEPOSIT IS 10% OF THE MINIMUM BID.** DEPOSITS MUST BE IN THE FORM OF GUARANTEED FUNDS: A BANK CASHIER'S CHECK, LAW FIRM CHECK OR MONEY ORDER, MADE OUT TO MAHONING COUNTY SHERIFF. CASH, CREDIT CARDS, BUSINESS OR PERSONAL CHECKS ARE **NOT** ACCEPTED.

WE ARE NOW USING THE PURCHASER INFORMATION FORM RECOMMENDED BY THE BUCKEYE STATE SHERIFFS ASSOCIATION. THIS FORM MUST BE HANDED IN ALONG WITH THE DEPOSIT AS EACH PROPERTY IS AUCTIONED OFF. IT MUST BE LEGIBLE AND COMPLETE, AS IT WILL BECOME A PART OF THE COURT RECORD. BLANK COPIES OF THIS FORM ARE AVAILABLE AT THE FRONT TABLE. IT IS STRONGLY RECOMMENDED THAT BIDDERS FILL ONE OUT IN ADVANCE FOR EACH PROPERTY THEY PLAN TO BID ON.

A BID AT THIS SALE CONSTITUTES A BINDING OFFER FOR THE PROPERTY. PROSPECTIVE BUYERS ARE URGED TO BE CERTAIN THEY CAN PAY THE DEPOSIT THE DAY OF THE SALE, AND **THE BALANCE PROMPTLY WITHIN 30 DAYS AFTER THE CONFIRMATION OF SALE HAS BEEN FILED.** ONCE A BID HAS BEEN ACCEPTED. FAILURE TO FOLLOW THROUGH WITH THE SALE CONSTITUTES CONTEMPT OF COURT, AND MAY CARRY LEGAL AND FINANCIAL PENALTIES AS SUCH. UNDER THESE CIRCUMSTANCES, DEPOSITS ARE **NOT** REFUNDED.

PROSPECTIVE PURCHASERS ARE HEREBY INFORMED THAT UNDER OHIO REVISED CODE 2329.33, **THERE IS A STATUTORY RIGHT OF REDEMPTION.** SHOULD REDEMPTION BE EXERCISED, YOUR DEPOSIT WILL BE REFUNDED.

THE PROPERTY DOES NOT BELONG TO THE NEW OWNER UNTIL THE PROPERTY IS DEEDED IN HIS OR HER NAME. PURCHASERS WHO ATTEMPT TO ACCESS THE PROPERTY PRIOR TO RECEIVING THEIR DEED RISK BEING CHARGED WITH TRESPASSING.

HARD COPIES OF SHERIFF SALE LISTS ARE AVAILABLE IN THE LOBBY OF THE MAHONING COUNTY JUSTICE CENTER AT 110 FIFTH AVENUE, YOUNGSTOWN, OHIO; AT THE DEPUTY SHERIFF'S SECURITY DESK IN THE LOBBY OF THE MAHONING COUNTY COURTHOUSE AND AT **WWW.MAHONINGSHERIFF.COM/SHERIFF-SALES**, LISTS ARE RELEASED ONE WEEK IN ADVANCE OF THE SALE. SHERIFF SALE LISTS ARE PROVIDED AS A COURTESY TO THE PUBLIC. THEY ARE NOT A LEGAL DOCUMENT. THE MAHONING COUNTY SHERIFF'S OFFICE IS NOT RESPONSIBLE FOR ANY INACCURACIES. SHERIFF SALE CONTACT NUMBER 330-480-5010.

PLEASE BE INFORMED THAT LEGAL NOTICES ON FORECLOSURES AND TAX DELINQUENT PROPERTIES ARE **PUBLISHED FOR THREE (3) CONSECUTIVE WEEKS IN THE DAILY LEGAL NEWS** PRIOR TO THE SALE. PLEASE CONTACT THE DAILY LEGAL NEWS FOR SUBSCRIPTION INFORMATION AT 330-747-7777.

SALES TO THIRD PARTIES

FOR THIRD PARTIES, THE DEPOSIT IS 10% OF THE APPRAISED VALUE. PLEASE COME TO THE SALE PREPARED TO SUBMIT 10% OF THE APPRAISED VALUE IMMEDIATELY UPON YOUR SUCCESSFUL BID, IN THE FORM OF A CASHIER'S CHECK OR MONEY ORDER.

THE BALANCE, ALSO IN THE FORM OF A CASHIER'S CHECK PAYABLE TO THE SHERIFF OF MAHONING COUNTY, **IS DUE WITHIN THIRTY (30) DAYS AFTER THE CONFIRMATION OF SALE HAS BEEN FILED.** PER THE REQUIREMENTS OF HB #138, THE CONFIRMATION SHOULD BE FILED WITHIN 30 DAYS OF THE SALE, SO THE FINAL PAYMENT WILL BE DUE APPROXIMATELY 60 DAYS AFTER THE SALE.

THE SHERIFF'S OFFICE WILL NOTIFY THIRD PARTY PURCHASERS BY PHONE AS SOON AS WE RECEIVE THE CONFIRMATION TO INFORM THEM THAT THE BALANCE IS DUE. UNLESS THE BALANCE IS RECEIVED WITHIN EIGHT (8) DAYS FROM THE DATE OF NOTIFICATION BY THE SHERIFF'S OFFICE, THE PURCHASER SHALL BE REQUIRED TO PAY INTEREST ON ANY UNPAID BALANCE AT TEN PERCENT (10%) PER ANNUM FROM THE DATE OF THE CONFIRMATION OF SALE TO THE DATE OF PAYMENT OF THE BALANCE, OR THE PURCHASER MAY BE ADJUDGED TO BE IN CONTEMPT OF COURT.

TAXES BECOME THE RESPONSIBILITY OF THE SUCCESSFUL BIDDER AT THE TIME OF SALE. THE PURCHASER PAYS THE TAXES IN THE FORM OF GUARANTEED FUNDS DIRECTLY TO THE TREASURER. WHEN YOU BRING US YOUR COPY OF THE RECEIPT, WE SUBTRACT THE TAXES YOU PAID IN ORDER TO ARRIVE AT YOUR FINAL BALANCE. THE TREASURER'S OFFICE WILL FORWARD THE ORIGINAL RECEIPT TO THE SHERIFF'S OFFICE. PLEASE CONTACT THE TREASURER'S OFFICE AT 330-740-2460, EXT. 7774 IF YOU HAVE ANY QUESTIONS.

PURCHASE PRICE - YOUR DEPOSIT-TAXES PAID TO TREASURER= FINAL BALANCE DUE TO SHERIFF

ONCE WE HAVE RECEIVED THE ORANGE RECEIPT AND YOUR FINAL PAYMENT, WE WILL RECORD YOUR DEED.

SALES TO THE PLAINTIFF

AS DISCUSSED IN THE GENERAL INFORMATION SECTION, THE DEPOSIT IS 10% OF THE APPRAISED VALUE OF THE PROPERTY, NOT TO EXCEED \$3,000.00, AND IS DUE IMMEDIATELY AT THE SALE, ALONG WITH THE PURCHASER INFORMATION FORM. THE SHERIFF'S OFFICE WILL ACCEPT LAW FIRM CHECKS FROM PLAINTIFFS FOR THE DEPOSIT, IN ADDITION TO CASHIER'S CHECKS OR MONEY ORDERS. TAXES ARE STILL PAYABLE DIRECTLY TO THE TREASURER, AND THE SHERIFF'S OFFICE STILL NEEDS THE ORIGINAL ORANGE RECEIPT FROM THE TREASURER. **PLAINTIFFS SHOULD NOW GO TO THE TREASURER'S OFFICE AND PAY THE PROPERTY TAXES IMMEDIATELY AFTER THE SALE.** IF YOU HAVE ANY QUESTIONS REGARDING THIS CHANGE, PLEASE CONTACT THE TREASURER'S OFFICE DIRECTLY AT 330-740-2460, EXT. 7774

PROPERTY DESCRIPTION PRE-APPROVAL FORMS ARE **NOT** REQUIRED IN MAHONING COUNTY.

PLAINTIFFS WILL PREPARE DEEDS FOR PROPERTIES WHICH SOLD ON AND AFTER SEPTEMBER 30, 2008. FOR PROPERTIES THAT SOLD PRIOR TO SEPTEMBER 30, 2008, THE SHERIFF'S OFFICE WILL CONTINUE TO PREPARE DEEDS AND MAIL THEM BACK TO THE PLAINTIFF AS WE HAVE DONE PRIOR TO THE PASSAGE OF HB #138. PLEASE DO NOT SEND US DEEDS FOR THESE OLD CASES, AS WE DO NOT HAVE FUNDS ON HAND TO RECORD THEM.

WHEN PLAINTIFFS BEGIN DEED PREPARATION, THEY ARE ENCOURAGED TO USE A DEED MODELED AFTER THE SHORT FORM DEED RECOMMENDED BY THE BUCKEYE SHERIFFS ASSOCIATION. ANY QUESTIONS REGARDING THE FORMATTING OF SHERIFF'S DEEDS MAY BE DIRECTED TO COURT SERVICES AT 330-480-5010.

PER THE RECOMMENDATIONS OF THE BUCKEYE SHERIFFS ASSOCIATION, WE ARE REQUESTING THAT PLAINTIFFS SUBMIT A COMPLETED CONVEYANCE FORM TO THE MAHONING COUNTY SHERIFF'S OFFICE ALONG WITH THE DEED.

DURING THIS PERIOD OF TRANSITION, PLEASE CHECK THIS BULLETIN BEFORE EACH SALE FOR UPDATES TO MAHONING COUNTY SHERIFF SALE PROCEDURE.

****SHERIFF'S SALES MAY BE CANCELED DUE TO INCLEMENT WEATHER OR OTHER COUNTY EMERGENCY. IN SUCH CASES, THE SALE WILL BE HELD UPON THE REOPENING OF THE MAHONING COUNTY COURTHOUSE AFTER THE EMERGENCY HAS PASSED. REPUBLICATION WILL NOT TAKE PLACE. HOWEVER, NOTICE OF THE NEW SALE DATES WILL BE POSTED ON THE INTERNET. ****

SHERIFF SALE LIST
TUESDAY, MAY 17, 2016 AT 1:30 P.M.
MAHONING COUNTY COMMISSIONERS' HEARING ROOM

CASE NO.	LOCATION	APPRAISED	2/3 MINIMUM BID
1. 08CV4321 FIRST NATIONAL BANK OF PA VS THOMAS R SKELTON & AMY SKELTON	5186 RACCOON RD CANFIELD, OH 44406 26-035-0-021-000 & 26-035-0-022-000	\$305,000.00	\$203,333.33
2. 11CV738 DEUTSCHE BANK NATIONAL VS VINCE E JETHROE & SHIRLENE JETHROE	693 NOTRE DAME AVENUE YOUNGSTOWN, OH 44515 48-110-0-087-000	\$80,000.00	\$53,333.33
3. 12CV1735 BANK OF AMERICA NA VS BOBBY PATTERSON	850 EAST BOSTON AVENUE YOUNGSTOWN, OH 44502 53-111-0-179-000	\$20,000.00	\$13,333.33
4. 12CV2843 BANK OF AMERICA NA VS DEBORAH BUNDY	128 HOWARD STREET YOUNGSTOWN, OH 44515 48-030-0-127-000	\$82,000.00	\$54,666.67
5. 13CV0335 BANK OF AMERICA NA VS VAN R STAPLES JR	2317 BELLFIELD AVENUE YOUNGSTOWN, OH 44502 53-241-0-089-000	\$24,000.00	\$16,000.00
6. 14CV1039 SRP 2013 1 LLC VS. MARK J LEIPPLY	198 PERRY STREET STRUTHERS, OH 44471 38-011-0-125-000 & 38-011-0-126-000	\$24,000.00	\$16,000.00
7. 14CV1708 HSBC BANK USA NATL ASSOC VS KIMBERLY JACKSON	3224 ORAN DRIVE YOUNGSTOWN, OH 44511 53-152-0-195-000	\$81,000.00	\$54,000.00
8. 14CV3103 PHH MTG CORP VS BARBARA A BOLDEN	619 LIBERTY ROAD YOUNGSTOWN, OH 44505 53-220-0-061-000	\$27,000.00	\$18,000.00
9. 15CV0015 HUNTINGTON NATL BANK VS FRANCES SALASKA	2023 COITSVILLE HUBBARD RD YOUNGSTOWN, OH 44505 42-013-0-007-010	\$89,000.00	\$59,333.33
10. 15CV0447 US BANK NATL ASSOC VS DEBRA A WILLIAMS	40 CIRCLEVIEW DRIVE NEW MIDDLETOWN, OH 44442 03-006-0-030-000	\$100,000.00	\$66,666.67
11. 15CV0638 JPMORGAN CHASE BANK VS. DONALD E SMITH	359 MAPLE AVENUE BOARDMAN, OH 44512 29-040-0-191-000	\$117,000.00	\$78,000.00

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CASE NO.	LOCATION	APPRAISED	2/3 MINIMUM BID
12. 15CV0807 BANK OF AMERICA NA VS. DONALD E COOPER JR	500 SOUTH MAHONING AVENU ALLIANCE, OH 44601 19-028-0-109-000	\$33,000.00	\$22,000.00
13. 15CV0895 HUNTINGTON NATL BANK VS. ROBERT L BURCHFIELD & CHASIDY M BURCHFIELD	1456 SOUTH 12TH STREET SEBRING, OH 44672 21-011-0-010-000	\$67,000.00	\$44,666.67
14. 15CV0911 LAKEVIEW LOAN SERVICING LLC VS TIMOTHY MCCARTHY	40 CLIFTON DRIVE YOUNGSTOWN, OH 44512 29-001-0-509-000	\$63,000.00	\$42,000.00 RECALLED
15. 15CV0962 FARMERS NATL BANK OF CANFIELD VS. DELISA SEALS	206 14TH STREET CAMPBELL, OH 44405 46-007-0-591-000	\$50,000.00	\$33,333.33
16. 15CV1037 NATIONSTAR MTG LLC VS. JAMES J CLINTON & CARIE A CLINTON	104 WEST WOOD STREET LOWELLVILLE, OH 44436 40-006-0-187-000	\$64,000.00	\$42,666.67
17. 15CV1076 FIDELITY BANK VS. DONALD R SHEELY	723 E PHILADELPHIA AVENUE YOUNGSTOWN, OH 44502 53-111-0-106-000	\$19,000.00	\$12,666.67
18. 15CV1231 PNC BANK NATL ASSOC VS. JAY J KING & KAREN M KING	597 COUNTY LINE RD LAKE MILTON, OH 44429 51-042-0-052-000	\$91,000.00	\$60,666.67 RECALLED
19. 15CV1252 PNC BANK NATL ASSOC VS. CHRISTOPHER MORRISON	351 SOUTH EDGEHILL AVENUE YOUNGSTOWN, OH 44515 48-012-0-034-000	\$61,000.00	\$40,666.67
20. 15CV1282 US BANK NATL ASSOC VS. SEAN A GLEYDURA & SHANNON M GLEYDURA	235 WILSON STREET STRUTHERS, OH 44471 38-014-0-023-000	\$60,000.00	\$40,000.00
21. 15CV1388 BAYVIEW LOAN SERVICING LLC VS. KATIE A CLYMER & VINCENT HATHAWAY	5469 WEST ROCKWELL ROAD YOUNGSTOWN, OH 44515 48-030-0-036-000	\$77,000.00	\$51,333.33
22. 15CV1446 NEW PENN FIN LLC DBS SHELLPOINT MTG SERVICING VS JOSEPH PASSEK	1662 PALO VERDE DRIVE YOUNGSTOWN, OH 44514 31-022-0-031-000	\$65,000.00	\$43,333.33
23. 15CV1460 METROPOLITAN LIFE INS CO VS DARRIN L BOWMAN & ANGELA M BOWMAN	8731 WEST SOUTH RANGE RO GREEN TOWNSHIP, OH 44460 09-022-0-023-000 & 09-022-0-024-000	\$63,000.00	\$42,000.00

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CASE NO.	LOCATION	APPRAISED	2/3 MINIMUM BID
24. 15CV1474 FARMERS NATL BANK OF CANFIELD VS. JOSEPH A COSTARELLA & ALANA B YASHER	283 BROOKFIELD AVENUE BOARDMAN, OH 44512 29-065-0-482-000	\$72,000.00	\$48,000.00
25. 15CV1552 BANK OF AMERICA NA VS. DONNA S BARNHART	9955 DELRAY STREET UNIT 2A NEW MIDDLETOWN, OH 44442 01-070-0-092-180	\$104,000.00	\$69,333.33
26. 15CV1561 CITIMORTGAGE INC VS. ANTHONY T KOLAT JR & LINDA L KOLAT	10583 MAIN STREET YOUNGSTOWN, OH 44442 03-004-0-165-000	\$29,000.00	\$19,333.33
27. 15CV1563 WELLS FARGO BANK VS JACQUELINE RIOS JACKSON ET AL	849 MARMION AVENUE YOUNGSTOWN, OH 44502 53-112-0-178-000	\$25,000.00	\$16,666.67
28. 15CV1565 WELLS FARGO BANK NA VS EDWARD D SMITH & MARGARET A SMITH	440 WEST WILSON STREET STRUTHERS, OH 44471 38-015-0-074-000	\$62,000.00	\$41,333.33
29. 15CV1685 SELENE FINANCE LP VS. TRAVIS S NEWSOM & JESSICA L ONDRUSEK	78 NORTH WESTMINSTER AVE YOUNGSTOWN, OH 44515 48-025-0-374-000 & 48-025-0-375-000	\$56,000.00	\$37,333.33
30. 15CV1697 TALMER BANK AND TRUST VS WALTER LABOZAN & TIFFANY LABOZAN	3629 DOVER ROAD YOUNGSTOWN, OH 44512 53-132-0-237-000	\$65,000.00	\$43,333.33 RECALLED
31. 15CV1750 TALMER BANK AND TRUST VS TAMIE A MERLETTI SAJEWICH	238 EAST MAIN STREET CANFIELD, OH 44406 28-003-0-002-000	\$91,000.00	\$60,666.67
32. 15CV1799 CHRISTIANA TRUST A DIV OF WILMINGTON SAV FUND SOCI VS. CHARLES J JOHNSON & JENNIFER L JOHNSON	6757 SOUTH PALMYRA ROAD CANFIELD, OH 44406 26-018-0-010-000	\$114,000.00	\$76,000.00 RECALLED
33. 15CV1810 BANK OF AMERICA NA VS. SUZANNE SCHNEIDER	70 ROCKDALE AVENUE YOUNGSTOWN, OH 44512 29-066-0-382-000	\$77,000.00	\$51,333.33
34. 15CV1819 TALMER BANK AND TRUST VS. ANDREW J MYSLAK & PHYLLIS J MYSLAK	608 ANGELINE DRIVE BOARDMAN, OH 44512 29-098-0-175-000	\$124,000.00	\$82,666.67

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CASE NO.	LOCATION	APPRAISED	2/3 MINIMUM BID
35. 15CV1854 FED HOME LOAN MTG CORP VS. MOLLY S MELTON & SIMEON HOWARD	252 SOUTH ROANOKE AVENUE YOUNGSTOWN, OH 44515 48-012-0-247-000	\$49,000.00	\$32,666.67
36. 15CV1937 HUNTINGTON NATL BANK VS. DAVID A SHEVETZ	1340 MEADOWOOD CIRCLE POLAND, OH 44514 29-050-0-028-260	\$301,000.00	\$200,666.67
37. 15CV2076 DEUTSCHE BANK NATL VS. SHANNON CUNNINGHAM & BRAD CUNNINGHAM	3570 MEANDER RESERVE CIRC \$ CANFIELD, OH 44406 48-133-0-195-000	133,000.00	\$88,666.67 RECALLED
38. 15CV2220 PNC BANK NATL VS. DONDI SEARCY JR	7591 EISENHOWER DRIVE BOARDMAN, OH 44512 29-043-0-083-000	\$188,000.00	\$125,333.33
39. 15CV2231 HSBC BANK USA NATL VS. STEVEN C SMITH	560 WILBUR AVENUE YOUNGSTOWN, OH 44502 53-113-0-466-000	\$22,000.00	\$14,666.67

TAX LIEN & TREASURER SALES

CASE NO.	LOCATION	MINIMUM BID
40. 15CV0993 DANIEL R YEMMA TREAS OF MAH COUNTY VS. DAVID K RIGGS ET AL	152 NORTH CANFIELD-NILES RD AUSTINTOWN, OH 44515 48-030-0-076-000	\$127,000.00 \$84,666.67

NEXT SHERIFF SALE: TUESDAY, JUNE 7, 2016
NEXT AVAILABLE SHERIFF SALE LIST: TUESDAY, MAY 31, 2016